



The Mullions Burnley Road, Luddendenfoot HALIFAX HX2 6AR

welcome to

The Mullions Burnley Road,Luddendenfoot HALIFAX

A beautifully presented three-bedroom detached home in a desirable location. Modern throughout, this stunning property enjoys far-reaching views, generous living accommodation, a private gated driveway, and a fantastic garden perfect for family living and entertaining.



Lounge

26' 11" x 12' (8.20m x 3.66m)

Kitchen / Diner

16' 9" x 14' 2" (5.11m x 4.32m)

Bedroom One

14' 10" x 12' (4.52m x 3.66m)

Bedroom Two

15' 11" x 14' 3" (4.85m x 4.34m)

Bedroom Three

10' 1" x 9' 10" (3.07m x 3.00m)

Office

11' 3" x 6' 10" (3.43m x 2.08m)

Utility

11' 3" x 7' 2" (3.43m x 2.18m)

Bathroom**Shower Room****Disclaimer**

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

The Mullions Burnley Road, Luddendenfoot HALIFAX

- Three-Bedroom Detached Family Home
- Beautifully Presented And Modern Throughout
- Stunning Far-Reaching Views
- Large Double Garage
- Private Gated Driveway And Fantastic Garden Perfect For Family Living And Entertaining

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

£375,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SWB109599 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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